

St Mary's Cable Street: Annual Report of the Parochial Church Council for the year ended 31 December 2022

Administrative information

St Mary's Cable Street is part of the Deanery of Tower Hamlets in the Diocese of London within the Church of England. The correspondence address is St Mary's Clergy House, 68 Johnson Street, London E1 0BQ. (Tel 020 7790 0973; email mcgeary@pmcg26.uk).

The Parochial Church Council (PCC) is a charity registered with the Charity Commission, no 1166344.

During 2022, the following persons served on the Parochial Church Council:

Margaret Agyemang

Joyce Chastell

Paul Edwards (until 30 April)

Joyce Goody

Bethan Lant (Churchwarden)

Revd Peter McGeary (Vicar, Chairman)

Nicola Mason (Hon Treasurer)

Richard Reindorp (Churchwarden, Deanery Synod Representative)

The Standing Committee consists of the Chairman, Wardens and Treasurer.

The Independent Examiner is Mr Philip Hendry, 30 Vinegar St, London E1 2QQ.

The Quinquennial Inspecting Architect is Mr Jon Bolter, Rees Bolter Architects, Unit 11 New North House, 202 New North Rd, London N1 7BJ.

Structure, governance and management

The governing documents for the PCC are contained in two Acts of Parliament: the Parochial Church Councils (Powers) Measure 1956, and the Church Representation Rules. The method of appointment of PCC members is set out in the Church Representation Rules. Copies of these documents are available from www.statutelaw.gov.uk. All Church attendees are encouraged to register on the Electoral Roll and to stand for election to the PCC.

Objectives and activities

The PCC has the responsibility of cooperating with the Incumbent in promoting the whole mission of the Church in the ecclesiastical parish of St Mary's Cable Street, pastoral, evangelistic, social and ecumenical. Part of these responsibilities involves the maintenance of the church building and the two hall facilities at 71 and 71a Johnson St London E1. The London Diocesan Fund are custodian trustees of the Halls, the PCC being the managing trustees.

A fuller exposition of the PCC's activities and aspirations is contained in Appendix 1 of this report, which is a copy of the church's Mission Action Plan.

Achievements and performance

-Church attendance

The Church Electoral Roll stands at 55 persons. With the closure of E1 Community Church, the use of the hall for acts of worship ceased.

-Review of the year

The PCC has been able to meet in person once more, and in 2022 met on four occasions. The Standing Committee has been able to meet informally on regular occasions after Sunday Mass to continue the administration of church affairs.

The Mission Action Plan (Appendix 1) would normally be a good guide to the ongoing subject matter under discussion during the year, but for much of 2022 the priority has continued to be the maintenance of the regular daily pattern of worship, the safe guardianship of the church buildings, and the careful return to 'normality' after the liturgical and social restrictions of Covid. A number of people who would normally use the church and its facilities were unable to do so, and sadly were unable to return for the time being due to lack of funding (Societylinks youth group), although the community hall (71, ground floor) continued to be put to use as a hub for masks, Covid information leaflets etc. We hope that youth activities will resume soon.

Sadly E1 Community Church and the Geoff Ashcroft Community were closed after Easter after 25 years' service to the area. Efforts to allow St Mary's PCC to take on responsibility for GAC proved unsuccessful. The two drug counselling services in 71 and 71a continued to function online and by 'phone, with in-person contact on site resuming.

- 71 Johnson Street: Work remains outstanding to replace rotting doors and window frames.

- St Mary's Church: works outstanding continue to include a possible upgrading of the heating system, although this remains unlikely in the immediate future. The pipe organ (of historical value) awaits funds for its restoration. More systematic repairs to the church roof need to be considered, especially on the south side. The PCC tries to build up reserves to address these issues. The mobile 'phone equipment in the tower has been upgraded to 5G, and works on this were completed in 2021.

St Mary's has a Facebook page and a blog that give details of forthcoming events and regular services, and a Twitter account.

Nicola Mason's ministry of prayer and spiritual direction attracts many to St Mary's, and continues to be an invaluable part of its ministry to the wider Church. She has also been crucial in helping to maintain the pattern of daily Mass during and after lockdown.

Additional sung services for Advent and Christmas, sung by visiting groups of singers, attracted many visitors. Despite the use of Zoom due to Covid travel restrictions, the Diocese in Europe continues to send ordinands and 'enquirers' to St Mary's to find out about life and ministry in an inner city

parish. The church continued to play a valuable part in the community by opening the Hall for the duration of the London Marathon. The Hall has also been much used as a hub for the storage of masks and information leaflets etc, and for the support of volunteers. Also, the importance of having the church itself open for prayer should be noted: it is used not just by casual visitors but also by those coming for confession or spiritual direction, and also by staff and clients using the hall facilities.

Fr Peter has provided weekly pastoral support to a local care home as well as cover at Westminster Abbey, St Paul's Cathedral and four other churches in the Diocese. Communion is taken weekly to members of the congregation who are too ill to attend church.

The 'community larder' begun in 2017 continues to be used. This is a small stock of non-perishable goods that are available to those who might need them. The Council continues to explore further ways of giving practical assistance to those who are homeless or suffering from extreme poverty.

The PCC continues to be grateful to Michael Ling and his son Danny for their ongoing maintenance care to the church and halls.

The PCC wishes to record its gratitude to Mr Philip Gunner our surveyor, whose patient professional assistance with rental and other negotiations continues to be invaluable. Despite retiring in 2021, Mr Gunner has indicated that he is happy to continue working for St Mary's if required.

Relations with E1 Community Church continue to be cordial. St Mary's continued as a member of Shadwell Responds, a group of local faith groups, tenants' association etc, formed to identify and address local needs in the wake of the pandemic. Discussions continue on how the relationships built up through this work might continue post-pandemic.

Adrian Lewis continues to give faithful service as Organist, and the Council is very grateful to him for all his work providing organ music Sunday by Sunday to enrich the Mass.

Bethan and her iPhone have been invaluable in establishing a pattern of livestreaming Sunday worship, which seems to be attracting a degree of interest. In addition, The PCC should record her role as Chair of the London Churches Refugees' Group, and also as a member of the steering group of the Church of England Refugee Sponsorship Group.

It is worth noting the importance of keeping the church building open as much as possible during the day, particular during a time of uncertainty and fear. A significant number of people seem to be dropping in for prayer and quiet, and it is hoped that the availability of the building in this way can be enhanced in the future.

-Financial Review

Details of income and expenditure are contained in Appendix 2 of this report.

The Common Fund payment is the sum due to the Diocese of London as a contribution towards the costs of a parish priest. Our apportionment of £40000 was paid in full. The apportionment for 2023 was agreed to remain at £40000.

It is PCC policy to maintain a balance on unrestricted funds (if possible) which equates to approximately two years' Common Fund. In recent years reserves have been substantially increased, the PCC being mindful of important outstanding works that it has not been possible to do during the pandemic period.

It is our policy to invest as far as possible with the CBF Church of England Deposit Fund.

Approved by the PCC and signed on their behalf by the Chairman.

Appendix 1: St Mary's Cable St Mission Action Plan 2022.

The Geoff Ashcroft Community, one of the small local groups that use St Mary's Hall for their meetings, used to have this as their 'mission statement'. It expresses very well what the Church here stands for:

'We are seeking to build a community which offers a place of belonging, safety, confidence, friendship and service - in a space where growth can take place and people can experience love.'

Our aims and aspirations are:

- 1: Before all else, to offer authentic, ordered, daily worship to almighty God.
- 2: To explore the ministry of spiritual direction and listening that is being given here. In particular, to maintain a private space where such ministry can take place, whilst allowing the church building to be open and available for prayer more than it is at present.
- 3: Allied to this is the development of some kind of administrative space in the church for parish records etc, using space on the western gallery and room below.
- 4: To develop existing links with E1 Community Church and other local churches.
- 5: To continue and develop the use of St Mary's as a placement parish for ordinands, groups and others studying the place of the Church in urban situations.
- 6: To organise more social functions.
- 7: To develop links with occasional users of the church (baptisms/ weddings/ funerals etc.), primarily by making the church more welcoming to newcomers, and by the use of the Hall facilities.
- 8: To foster links with our new tenants in our church halls, and to support them as far as possible in their work with those suffering from any form of addiction.
- 9: To build up a more structured ministry to children.
- 10: To develop the use of the church and hall as venues for music and the creative arts.
- 11: To affirm and support the various local groups that use our Church and Hall, among them:
 - The Geoff Ashcroft Community
 - A registered charity that seeks to help people affected by mental health issues, offering social space, cooking, arts and craft classes and basic life skills and advice.
 - E1 Community Church and other groups of Christians
 - E1CC is a church plant begun in 1998 by 'Urban Expression', meeting weekly in St Mary's Hall and in smaller, estate based, units.
- 12: To explore local and/or overseas projects as a focus for giving.

APPENDIX 2: ST MARY'S CABLE STREET FINANCIAL REPORT

ST MARY'S CHURCH

CABLE STREET

Financial Statement for the Year ended 31/12/22

General Fund	Unrestricted Funds £	Restricted Funds £	Total 2022 £	Total 2021 £	
Receipts					
Incoming resources from donors					
Planned giving	6,911	-	6,911	8,322	
Collections and other giving	1,547	-	1,547	968	Special Donations up a lot
	8,458	-	8,458	9,290	
Other voluntary incoming resources					
Grants (Includes £2,000 Mercers Grant (2021 £2,000))		2,000	2,000	2,000	
Donations	5,606	-	5,606	5,771	
	5,606	2,000	7,606	7,771	
Income from investments					
Bank interest	3,604	-	3,604	98	Interest quite odd
	3,604	-	3,604	98	
Income from charitable and ancillary trading					
Fees	578	-	578	1,451	
Rents etc	85,264	-	85,264	95,054	
Miscellaneous Income	2,450	-			
	88,292	-	88,292	98,188	
Total Receipts	105,960	2,000	107,960	115,347	
Payments					
Activities directly relating to the work of the Church					
Common fund	40,000	-	40,000	38,000	
	40,000	-	40,000	38,000	
Church running expenses					
Clergy expenses	537	-	537	90	
Utilities	4,389	-	4,389	4,139	
Cost of services	2,121	-	2,121	1,399	
Buildings maintenance	376	2,000	2,376	12,270	
	7,423	2,000	9,423	17,898	
Church management and administration					
Parochial fees	305	-	305	384	
Misc	3,330	-	3,330	1,200	
Refuse collection	116	-	116	70	
Office costs	2,384	-	2,384	1,807	
Insurance	6,895	-	6,895	6,566	Insurance up a lot
	13,030	-	13,030	10,027	
Total Payments	60,453	2,000	62,453	65,925	
Surplus/(Deficit)	45,507	-	45,507	49,422	
Funds at 1st January	275,214	-	275,214	275,214	
Net Movement in Funds	45,507	-	45,507		
Funds at 31st December	320,721	-	320,721	275,214	

Funds Rec:	391334 Current
	306534 CBF
	697868

Independent Examiner's Report

To the PCC of The Parish of St Mary's, Cable Street

This report on the financial statements of the PCC for the year ended 31/12/2022, attached, is in respect of an examination carried out in accordance with the Church Accounting Regulations 2006 (CAR) and The Charities Act 2011 (CA11).

Respective responsibilities of PCC and examiner

The PCC is responsible for the preparation of the accounts. You consider the audit requirement of Part 1 and s.144 of CA11 do not apply. It is my responsibility to issue this report in accordance with R25 of the CAR. I have received no remuneration for providing this independent examination.

Basis of Report

My examination was carried out in accordance with the General Directions given by the Charity Commission which are in guidance from the Archbishops Council. That examination includes a review of your accounts, records and a comparison of the disclosures in the accounts. It also includes considering and unusual disclosures in the financial statements and seeking explanations from you of them. The procedures used do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts. This report is limited to those matters set out in the statement below.

Independent examiner's statement

During my examination, no matter has come to my attention:

- 1) Which gives me reasonable cause to believe that in any material respects the requirements
 - to keep proper accounting records in accordance with s.130 CA11 . And
 - to prepare financial statements which accord with the accounting records and requirements of CA11 have not been met; or
- 2) To which I believe attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Philip Hendry, ACA

30 Vinegar Street
London
E1W 2QQ

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The PCC is responsible for the preparation of the accounts. You consider the audit requirement of Part 10 of the Charities Act 2011 and s.144 of CA11 do not apply. It is my responsibility to issue this report in accordance with R25 of the RAGS. I have received no remuneration for providing this independent examination.

Basis of Report

My examination was carried out in accordance with the General Directions given by the Charity Commission which are in guidance from the Archbishops Council. That examination includes a review of your accounting records and a comparison of the disclosures in the accounts. It also includes considering and unusual disclosures in the financial statements and seeking explanations from you of them. The procedures used do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts. This report is limited to those matters set out in the statement below.

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